

\$999,000 - 10054 Range Rd 142, Rural Warner No. 5, County Of

MLS® #A2185996

\$999,000

3 Bedroom, 3.00 Bathroom, 1,929 sqft
Single Family on 79.50 Acres

N/A, Rural Warner No. 5, County Of, Alberta

Listed well below appraised value! Nestled in a picturesque area with the Sweetgrass Hills as a stunning backdrop, this 79.5-acre property offers a unique blend of rustic charm and modern convenience. Just 25 minutes from the many amenities in Milk River and just over a hour away from Lethbridge, this property boasts a well-maintained house, originally built in 1962 and thoughtfully updated in 1997 with new wiring and plumbing. The home features durable shingles installed in 2017. The expansive land includes 72 farmable acres, with 58 acres of hay sown two years ago and 14 acres sown four years ago. The hay provides a potential source of revenue, making this property not only beautiful but also practical. The property also benefits from being part of the local water co-op, ensuring reliable water access for agricultural and domestic needs. Additional structures include a spacious 50x31 shop built in 1997, complete with sewer and water access, a 20x14 overhead door, and a heater installed four years ago. Attached to the shop is a 50x24 cold storage area, as well as a large 52x37 barn, perfect for housing equipment or livestock. Horse enthusiasts will find plenty of space and resources to accommodate equine activities. Located near the beautiful and culturally significant Writing-on-Stone Provincial Park, this is a rare opportunity to own a versatile and productive piece of land in



a breathtaking location. (id:6289)

Built in 1962

Essential Information

Listing #	A2185996
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,929
Acres	79.50
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	10054 Range Rd 142
Subdivision	N/A
City	Rural Warner No. 5, County Of
Province	Alberta
Postal Code	T0K0N0

Amenities

Utilities	Electricity, Natural Gas, Water
Features	Other, Closet Organizers
Parking	Detached Garage, Garage, Heated Garage, Other, Parking Pad, RV
# of Garages	4

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco
Exterior Features	Fruit trees, Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office 2 PERCENT REALTY



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